

District III Advisory Board Minutes

April 2, 2003

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**April 2, 2003
7:00 p.m.**

**Colvin Neighborhood City Hall
2820 S. Roosevelt**

The District III Advisory Board meeting was held at 7:00 p.m. at the Colvin Neighborhood City Hall at 2820 S. Roosevelt. In attendance was the District III City Council member and eight (8) District Advisory Board members. Four (4) City staff were present and approximately twenty-seven (27) members of the public of which signed in.

Members Present

Matt Foley
Bill Ward
Gene Fuhr
Judy Dillard
John Kemp
Phil Bloomquist
Jim Gulick
Charlotte Foster

Members Absent

Laura Simpson
Phyllis Hall
Lois Ann Newman

Staff Present

Vicki Mork
Jim Armour
Steve Lackey
Jan Chatman
Alan Taber

Guests

Listed on page 5&6

ORDER OF BUSINESS

Call to Order

Council Member Lambke called the meeting to order at 7:03 pm.

Approval of Minutes

Minutes for both March 5, 2003 and March 19, 2003 were approved as read. Motion made by Bloomquist (Gulick) passed unanimously.

Action: Received and filed.

Public Agenda

1. Monty Munyon, Sedgwick County Conservation Program

Monty explained the County's Cost Share Program fund, which provides funds to partially cover the cost of plugging abandoned water wells. An interested citizen can enroll in the program by completing an application. He had a supply available at the meeting and some will be left with the Colvin Neighborhood City Hall office. The citizen may do the work

himself or hire a contractor. It's important to resolve these old wells for safety's sake and to prevent the contamination of ground water. Unplugged water wells provide a direct route for contaminants to reach the water table without having to leach through the filtering soil.

Charlotte Foster asked how the County would know if a citizen's well had been correctly plugged. Monty replied that he would check the work if the citizen did the job himself, otherwise contractors are knowledgeable. **John Kemp** asked about the level of reimbursement. Monty explained the citizen recouped 65% of the county average cost for the type of well involved. He cited costs as follows – average cost for a sand point well is about \$125; to plug a cased well the cost averages anywhere from \$165 to \$300 depending on the depth; and a hand dug would cost about \$1400.

2. Gay Quisenberry, Director of Hilltop Improvement Alliance

Gay passed out a survey on truancy and asked the DAB members and the audience to assist her by completing it. She said this helps her and the Juvenile Justice Department know how informed the public is in regard to this issue.

Staff Presentation

3. Jim Armour, Design Engineer with the City Public Works Department

Presented information and requested feedback from DAB members and the audience regarding the improvement project scheduled for Pawnee from Washington to Hydraulic.

The 2002-2011 Capital Improvement Program proposes the addition of a 5th lane to enhance traffic flow and safety. There are some issues with the amount of right of way that is available. The engineering firm has several design options: Option 1 proposed the purchase of residential properties on the north side of Pawnee; Option 2, proposes purchasing properties on the south side of the street, mixture of business and residential properties; Option 3, proposes taking a minimum of right of way from both sides of the street; and Option 4, a variation of #3 suggests shifting the road slightly to the south between Ida and Pattie. Construction is scheduled for 2004.

Gene Rath, Engineer with MKEC stated Pawnee carries 20,000 cars a day currently and by 2030 may be 30,000 cars per day. The road width is currently sub standard. Traffic volumes have increased in the past 5 years and are anticipated to increase even more especially if railroad crossing is improved and left turn lanes are installed at Washington and Pawnee. A study from several years ago determined a 5-lane road would be adequate. Preliminary ideas drawn up then were similar to today's options.

Dillard asked if the proposed change of Wal-Mart at Pawnee and Broadway into a Super Center had been taken into consideration. **Rath** added that it would only result in more traffic.

Gulick asked about timing and **Armour** replied the Central Corridor railroad projects will bid first and then if funds are available the Pawnee Railroad project would be done. At this time funding is iffy. Ideally both the railroad and the road project should be done at the same time if funding allows it along with the intersection reconstruction of Pawnee and Washington.

John Fullman with Trinity Baptist Church at **Pawnee** and Ida wondered if speed limit on Pawnee would change as a result of the road expansion. He says that accidents with cars going up on the easement occur rather regularly at this time and increasing the speed would not be prudent.

Jim Maybrier, P.O Box 15, Wichita, KS is the property owner of the SE corner of Pawnee and Washington on which there are 3 businesses located asked when the meeting specifically about the intersection would be held? **Armour** said it would occur in 1-2 months.

Daryl Ludlow, 1225 E. Pawnee and 2401 S. Pattie wondered how close the road would be to his building. **Rath** explained that it would depend upon the option that is chosen. Option 1 would locate the road further away and option 2 may take his property. **Ludlow** said he's had 2 cars come up in his yard as a result of accidents and he is not interested in being any closer to the road.

Jim Foraker, 1105 E. Pawnee asked if the expansion of Pawnee is definitely going to happen and was told it was a done deal.

Bloomquist referred to the 4 Options presented and said DAB III was unique because the members all represent neighborhood associations. Option 1 takes 14 residential properties and he has a problem with it. Option 2 takes 30 businesses and some residences. He does not like either; he sees them as being too disruptive of the neighborhood. He favors Option 3 as it will only affect 5 properties plus the three businesses properties at the corner of Washington and Pawnee, which are affected by every option. He noted that Option 4 would affect 16 properties. He also stated that he does not think property owners are compensated fairly by the city.

Dillard asked about the disadvantages of option 3. **Fuhr** explained the NE corner of Laura and Pawnee would result in less right-of-way (ROW) for 1 house, which is closer to the road than all of the other. The owners in the audience say there is currently 13 feet between their house and the roadway.

Gulick said Option 3 and 4 would widen the street within available ROW and ultimately bring the road closer to the residential properties. He says his house is close to street and he wouldn't want a car in his bedroom as a result of an accident. He stated that the residential property owners would be better off with Option 1, removing the houses rather than placing the roadway closer to the houses. He predicts increased traffic if the railroad intersection and the road are both improved.

Ward expressed concern about the church. The plan takes away some of their required parking lots would they be required to buy adjacent property for more parking lots.

Coopers, 2355 Laura say they would be the most affected and they do not want the road any closer to their house. **Lisa Dean**, 2351 S. Victoria also said she doesn't want to have her house any closer to the road. Another resident, **Emzey Oakes**, 2348 S. Pattie states he and his wife have lived in this house for 52 years and the road generates a lot of noise all night long.

Kemp asked the people who live on Pawnee if they wanted to move and many expressed a desire to vacate. **Foley** asked how property costs were determined for the plans. **Rath** explained the he worked with city property manager, county appraisers, demolition costs, and moving expenses to come up with approximate costs.

Bloomquist relayed experience from St. Louis and said he helped nearby neighborhoods fight the airport. Experience with appraised values and property being bought for lawful value. He doesn't believe the property owners would receive full value for their property that the City would try to buy them at an undervalued price. **Kemp** relayed his experience in his neighborhood says if he chooses to stay he has to handle it but he sympathizes with the residents along Pawnee.

Kevin Ferris, 2348 Ellis says he does car repair and he finds the traffic noise unacceptable. He has experience with cars jumping the curb. He said if the road was moved closer to the residential properties he could see residents being killed due to the out of control care and wonders if the city could be held liable. **Dan Brand**, 2351 Ellis concerned about proximity of road to his house. **Phil Bloomquist** took a phone call, then announced he had to leave.

Foraker, 1105 E Pawnee said construction would affect his upholstery shop business and wondered how long it would take? **Armour** explained Option 3 would take about 6-8 months with the advantage that new pavement would make for quieter traffic.

Stucky says obviously most people seem willing to sell and asked if city is typically fair when it takes property.

Steve Lackey, Director of City's Public Works explained the city explicitly follows Federal policy in the process. They hire an appraiser and an offer made based on appraisal amount. If property owner disagrees some negotiation is possible. If it's a bigger dispute the court hires three appraisers and the amount is determined on that basis. **Lackey** explained as evidence for the fair city practices that out of all the residential properties purchased for Kellogg expansion only one or two of the homes went to court disputing the purchase price. He also explained that if the option chosen requires buying a lot of property that would push construction back another year to 2005.

Jim Maybrier asked about the impact on his business property at Washington and Pawnee. **Lackey** explained the process for compensation of commercial property is much more complex than residential. He says the feeling presented by homeowner was they were interested in selling

Kemp (Dillard) moved for adoption of Option 1. **Foley** added amendment that edge of roadway be positioned in such a fashion as to provide a traffic and noise buffer. **Ward** commented that most residential property owners spoke in favor of selling their houses.

Recommended Action: Motion passed 6-0.

Lackey explained the issue would go to city council meeting.

Board Agenda

5. Updates, Issues and Reports

Judy Dillard wants to know how a car lot just appeared at 3300 S. Hydraulic.

Kemp expressed frustration with MAPC why they bother with DAB input.

Recommended Action: Address as appropriate, or receive and file.

6. Next Meeting

The next scheduled meeting for District Advisory Board III will be May 7, 2003 at Colvin Neighborhood City Hall at 7:00 p.m.

No Action Required

Adjournment

Motion made to adjourn Gulick (Fuhr)

Respectfully Submitted,

Vicki Mork, Neighborhood Assistant
District III

Visitors

Jan Chatman	Park & Rec.
Alan Taber	Park & Rec.
Kevin Faires	2348 S. Ellis
Jim & Ruby Cooper	2355 S.Laura
Stella Faires	2348 S.Ellis
Don Brand	2351 S. Ellis
Greg Johnson	1203 E. Pawnee
Trish & James Foraker	1105 E. Pawnee
Edith Boele	1601 E. Pawnee
Cheryl Clark	1601 E. Pawnee
Wayne & Judy Vayman	1203 E. Pawnee
Kelly Ast	1501-1527 E. Pawnee
Lonny Wright	2320 Alameda
Monnty Munyon	Sedgwick County
Carole Campbell	2821 S. Mosely
Lisa Wold	
Larnard Smith	1537, 1543, 1545, 1551 E. Pawnee
Michael Brincefield	4730 Ida
E. P.	1027 E. Pawnee
John Fullman	Trinity Baptist Church
Jim Maybrier	1001-1017 E. Pawnee, 2412 S. Washington

Paul Coogias
Lisa Dean
Loal Wilson
Gay Quisenberry
Ted Keehn
Melody Stucky

2402 Lulu
2351 S. Victoria
2356 S. Washington
910 S. Bluffview
1327 Pershing
2756 Mason Terrace